

Dec. 2, 1974

## OUTLINE

TITLE - TRANSITIONS OF AGENCY SPACE POSTURE

SCOPE - GENERAL STATEMENT

- Analysis of space posture phases including:
  - Past, current, immediate future, and long-range time frames
- Determination of building type to be erected in a proposed headquarters building program within the spectrum of:
  - "Special Purpose Building" vs "People Building"

OBJECTIVES - GENERAL STATEMENT

Examination, Evaluation & Assessment of:

1. Space transition trends.
2. Conceptual options & alternatives for space configurations.
3. Overview of potential options in terms of time frames, limiting factors, parameters, and general Agency development trends.
4. Pros and cons of determining the erection of a building at headquarters designed either for "Special Purpose Use" or "People Use."

HISTORICAL BACKGROUND - GENERAL STATEMENT

General headquarters & external building facilities posture:

1. Congressional buildings appropriations reduction.
2. Partial consolidation at Langley.
3. A portion of the Agency remained in Washington, D. C. and Virginia.

PAST SPACE POSTURE

HEADQUARTERS BUILDING

Major impact:

- Creation of new directorate (DDS&T).
- Growth - people and computers.
- Limited space in headquarters building.
- Relocation of components to external buildings.
- Increased trend to EDP - DDS&T, DDA, DDO, DDI.
- New computer rooms & redundant special utility systems.
- Increasing new directorate expansions (DDS&T).
- Relocation of portions of new directorate to leased buildings.
- Lack of staging space in Headquarters Building.

EXTERNAL BUILDINGS

- Continuing <sup>need</sup> desires for downtown consolidation.
- Pressures to vacate temporary downtown buildings and increasing overflow relocation requirements from headquarters building.
- Relocation & consolidation to Rosslyn - 2430 E Street, [REDACTED] and Fairfax.
- DDS&T relocations to [REDACTED]
- Consolidation of OTR at Fairfax (C of C Bldg.)

STATINTL

STATINTL

GENERAL OVERVIEW STATEMENT

Past headquarters & external space posture

CURRENT SPACE POSTURE

HEADQUARTERS BUILDING

Major Impact: Major factors creating shortages of space and high saturation density occupancy.

Director's expanded role as head of the intelligence community.

- Creation of the new Intelligence Community Staff
- Expansion of O/Comptroller function (?)
- Expansion of CIA Watch Office to include:
  1. Directorate duty officers.
  2. Consolidation to include OWI & SSOC.
  3. Eventual National Intelligence Operations Center (NIOC).

Continuing expansion of DDS&T:

Reorganizations:

- National Intelligence Office.

New EDP requirements:

- OJCS Computer Center (Project ORACLE)
- OJCS Computer Center (Expansion).
- CRS Computer Center (Project SAFE).

New utilities support systems requirements:

- Expansion of power vaults.
- Creation of UPS system equipment areas.

Lack of adequate and timely accessible building storage areas for:

- Standard operating supplies.
- Printing of EDP - paper & card supplies.
- Furniture & Accessories.
- Construction & maintenance supplies & materials.
- Exhibit, display, art & artifax items.

Lack of staging areas:

High density occupancy beyond standards:

EXTERNAL BUILDINGS

Role - Continuing, but limited sources of solutions to headquarters building space problems:

STATINTL

- Continuing relocation of headquarters components to 2430 E Street, Rosslyn, [REDACTED] and C of C Buildings:

STATINTL

- [REDACTED] C of C, and Key Buildings fully occupied:
- 2430 E Street:
  - Fully Occupied
  - Strategic "Downtown" satellite telephone frame.
- Magazine and Ames Buildings:
  - Availability of space.
  - Space utilization - less densely occupied than headquarters building.
  - Reluctance of headquarters components to relocate to external buildings.

STATINTL

- Magazine Building limitations:
  - Substandard maintenance & operation.
  - Lease expiration - November 1975.
  - Agency preference for [REDACTED] location
  - GSA solicitations - 5-mile radius from Headquarters.
  - Potential time delays due to:
    - GSA freeze on leasing.
    - Design & construction of required modifications.
  - Potential for minimal extended tenure beyond November 1975 lease expiration date:

STATINTL

- [REDACTED]
  - Acquisition & modification of sixth floor space. Adequate space and technical upgrading for current & immediate future needs.

## General Overview Statement

Generalized summary of above current space posture  
(7 major points)

## IMMEDIATE FUTURE SPACE POSTURE

### HEADQUARTERS BUILDING

Major Impact - Implementation of new and expanded operational requiring increased and phased space needs:

- Expansion of OJCS computer center (generalized scope of requirements).
- Creation of a new CRS computer center (SAFE). (Generalized scope of requirements).
- Expansion of utilities support systems.
  - Perpetuation of reliable redundant systems policy.
  - Requirement for additional UPS systems.
  - Requirement for additional power vault expansions.
  - Modification of existing redundant mechanical systems.
- Projected EDP use due to advances in state of the art and application:
  - OC - Communications Center expansions.
  - DDI - CIA Operations Center (NIOC).
  - DCI - Intelligence Community Computer Systems.
  - New automatic electronic switching systems for multi-access computer networks and multi-access remote input devices.
  - Expanded data grid distribution systems.
  - Decentralized data access centers (DAC).
  - OS - Building security functions (SDO & Alarms, etc.).

- Automatic badging machine - system check.
- Visitor documentation.
- Security files.
- OL - GSA general preventative maintenance program.
  - GSA-LSD work control program.
  - GSA-M&O systems monitoring program.
  - RECD - special use area preventative maintenance program.
  - RECD - special use systems monitoring program.
  - RECD HVAC system design change & control program.
  - PSD - remote computer applications to automated and advanced printing processes.
- OTR - Computerization of language training tapes program - "Dial a lesson program".
- Other projected space needs:
  - New automatic switching equipment - secure voice telephone system.
  - Continuing increases in DDS&T staffing.
  - Building storage areas.
    - Standard operating supplies.
    - Printing and EDP paper and card supplies.
    - Furniture, furnishings & accessories.
    - Construction & Maintenance supplies & materials.
    - Exhibit materials & equipment.
    - Holding area for delivered equipment & products.
  - New classified waste disposal system.
  - Staging area.

- Interim space impact:

- Potential environmentally sensitive equipment (ESE) area failures due to limitations in utilities support systems and physical constraints.
- History of incremental ESE area development in unpredictable time frames.
- Attempts to project utilities support planning on a maximized basis in terms of time, money, space constraints, maximum-sized equipment availability, and utilities reliability.
- Accelerated ESE systems expansion rates beyond projected utilities systems capacities and beyond the construction rate of new utilities support systems.
- Projected requirements for second and third phase utilities support systems expansions to supplement ongoing first phase expansions.
- Incremental & spontaneous implementation has inhibited a total systems approach to most planning up to the present time.
- Recent ESE area studies conclude questionable physical and utilities limitations and reliability to ensure continuity of operations.
- Studies recommend new state of the art design and construction and relocation of ESE areas to first floor of headquarters building to ensure highest degree of reliability.

Space utilization studies & reductions:

- Efforts continue to examine present headquarters building space utilization in order to achieve increased space use efficiency and space savings for other priority uses.

EXTERNAL BUILDINGS

External government-owned buildings

- Immediate future space posture appears stable and adequate for [REDACTED] and 2430 E Street.

STATINTL

STATINTL

STATINTL

- Acquisition of sixth floor [REDACTED] space should provide sufficient space and facilities upgrading needs for medium to long-range future.

STATINTL

- Continuing pressure to relocate to OBGI Map Library to headquarters building.

2430 E Street:

- Continuing upgrading of office space, technical space and utilities systems for the past 5 to 7 years should provide adequate facilities through medium range future.

External commercial leased buildings:

Lease Impacts:

- Lease negotiations to obtain new leases, to re-new options, or to obtain replacement buildings will be required during and within the next thirteenth months (January 1976).

STATINTL

Key, Ames, Chamber of Commerce, and [REDACTED]

- Excellent quality and management of these leased facilities suggests continued occupancy and negotiation of new leases.

Magazine Building:

- More immediate future problem due to substandard space and services and November 1975 lease expiration date.
- GSA presently soliciting for replacement building and relocation may be delayed by GSA freeze on leasing.
- Agency desires [REDACTED] location as another external facilities complex. GSA solicitation parameters include 5-mile radius from headquarters building.
- The Agency has requested a replacement building of approximately 20,000 square feet larger than

STATINTL



Magazine Building. This excess, plus approximately 10,000 square feet of presently unoccupied space provides numerous options including:

- Relief of Headquarters Building space problems.
- Relocation of selected DDS&T components from Headquarters and/or Ames.
- Backfill portions of Magazine Building components into vacated and previously unoccupied space in Ames Building and relocate remainder into Headquarters Bldg. and/or replacement building as necessary.
- Relocate Magazine Building components to new relocation building and provide staging area.
- Option 4, including selected components from Headquarters Building to provide staging area in headquarters building.

General overview statement:

Immediate future headquarters and external space posture.

#### LONG RANGE SPACE POSTURE

General introductory statement

#### HEADQUARTERS BUILDING

Continuing interim consolidation:

STATINTL

PSD Building - Headquarters Garage [REDACTED]

Interim study & planning efforts & results:

- 1966 ad hoc study group recommendation of "Special Purpose Technical Building" consideration.
- 1969 Building Planning Staff implementation of a Preliminary Master Plan for Agency consolidation at Headquarters.

Preliminary Master Plan:

Parameters

Concept

Functional & organization configuration:

Northwest complex

South complex

Headquarters Building complex

Visitor Center complex

Maintenance & Service complex

Tunnels

EXTERNAL BUILDINGS

Leased buildings:

Strategy to negotiate leases with a flexible medium to long-range tenure consistent with time frame implementation of a new Headquarters Building program. Continued tenure of high-quality leased buildings is considered an acceptable fallback position to various potential options at Headquarters relative to scale, size, building type, phasing, partial implementation, and timing of our proposed building program.

Government-owned external buildings:

Tenure:

- Unlimited occupancy with no long-range general problems.

STATINTL

- Recently acquired expansion space & systems upgrading is sufficient for the long range unless exceptional taskings are imposed upon NPIC mission requiring exceptional facilities needs and space which cannot be absorbed by present resources.
- Potential limiting factors to continuing tenure:
  - Vibrations.
  - National capital development planning.
- Potential solutions to limiting factors:

- Vibration
  - Isolation techniques
  - Change in state of the art of P. I. systems processing
- National capital development planning:
  - Continuing surveillance and awareness of local planning progress and probability of implementation.
  - Influence GSA and NPIC re/consequences and involvement of development plan implementation.

2430 E Street complex

- Government ownership assures continued and unlimited tenure and the last potential downtown external consolidation complex.
- Major special purpose area and technical systems modifications, and office space upgrading are expected to satisfy immediate future to long-range needs.
- Presence of a satellite telephone frame, through which all "Downtown Agency Component" telephones are switched, required unlimited building tenure.
- Past and potential State Department interest in the 2430 E Street complex may be a threat to continued long-range Agency occupancy.

General Overview Statement:

Long-range headquarters and external space posture.

PROS & CONS SUPPORTING THE RATIONALE FOR ERECTION OF EITHER  
A SPECIAL PURPOSE USE OR PEOPLE USE BUILDING IN A PROPOSED  
NEW BUILDING PROGRAM, HEADQUARTERS COMPOUND

PARAMETERS OF APPROACH

Immediate Headquarters Building Special Purpose and Office  
Space Problems

External Building Special Purpose and Office Space  
Requirements

A combination of all or part of the totality of special  
purpose and office space problems and requirements of  
both headquarters and external functions. *Speaks for itself*

The implementation of the three complex total Master Plan  
building program

The implementation of one or two of the two new complexes  
of the Master Plan.

The implementation of a portion of either of the two new  
complexes of the Master Plan.

The phased implementation of one or both new complexes  
of the Master Plan.

PARAMETERS - RESTRICTIVE, SUPPORTING

RESTRICTIVE

Property for south, maintenance & services, and  
visitor complexes is yet to be acquired by the Agency.

Moratorium limiting connection to sewage systems  
served by Blue Plains Sewage Treatment Plant.

SUPPORTIVE

Property for northwest complex presently assigned to  
the Agency.

National Capital Planning Commission (NCPC) approval  
of the Preliminary Master Plan concept.

Agency determination that the Preliminary Master Plan  
concept does not have a detrimental effect upon the  
environment.

VARIABLE IMPACTING

Success and flexibility of imminent lease negotiations  
for external commercial leased buildings.

Timing.

Changing personnel numbers.

Reductions & expansions of functions

Compatability of organizational grouping

Acceptability of functional separation or necessity for functional unity

Energy conservation

Environmental

Priority of operational continuity.

#### ASSUMPTIONS

Development of the Northwest complex as the first stage of Master Plan implementation is most feasible since it is Agency property and contains no facilities.

Implementation of the northwest complex can be accomplished in total or in phases.

Expansion of PSD Building can be considered an implementation phase but part of a total systems design approach for the northwest complex.

The remainder of the northwest complex could be a series of buildings or one large building containing underground structured parking facilities.

The implementation of a series of buildings concept could be accomplished in total or in phased construction and phased occupancy.

Consideration of the South, maintenance & services, and visitors complexes of the Master Plan for the purposes of this study were not considered due to the requirement of additional property and the relocation of existing functional areas on Agency property.

DISCUSSION *TO BE developed depending on ODA's "choices",*

Pros & cons of "Special Purpose Use Building" vs. "People Use Building."

- Pros & Cons - "Special Purpose Building"

Pros & Cons "People Use Building"

*Tony's writing on this now.*

Alternatives

Conclusions